

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.**FOR OFFICIAL USE ONLY:**Agenda Date: 12-19-14Waiver No. D- 23572-1-NEWReceived Date: 12-8-14**FEES:**

Number of Sites : (1)

D.R.E.R. ----- \$1,872.00

D.E.R.M. ----- \$210.00

PRINT**\$2,082.00**Concurrency Review Fee (*6.00% of Sub-Total) --
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=>\$124.92 *Not applicable within Municipalities Dist. 1
\$2,206.92 <====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY**APPLICATION FOR WAIVER OF PLAT**Municipality: MIAMI GARDENS Sec.: 10 Twp.: 52 S. Rge.: 41 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.1. Owner's Name: Miami Gardens Professional Car Center Phone: _____Address: 20580 NE 6 Ct. City: MIAMI State: FL Zip Code: 33179

Owner's Email Address: _____

2. Surveyor's Name: Javier de la Rocha/Exacta Commercial Surveyors, Inc Phone: (561) 314-0769Address: 3460 Fairlane Farms Road Suite 6 City: Wellington State: FL Zip Code: 33414Surveyor's Email Address: javier@exactacom.com3. Legal Description of Cutout Tract: A portion of lots 1 and 2, block 4 of sunny isles INLAND, as recorded in plat book 44, page 69 of the publi recors of miami- dade county, fl4. Folio No(s): 34-2110-001-1030 / 34-2110-001-1040 / _____ / _____5. Legal Description of Parent Tract: The south 150 feet of the north 16 feet of lot 1 and the south 150 feet of the north 165 feet of the east 1/2 of lot 2, all in block 46. Street boundaries: NW 17 Avenue & NW 183 Street7. Present Zoning: NCD Zoning Hearing No.: _____8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(8,320 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)**NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

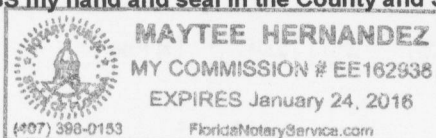
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

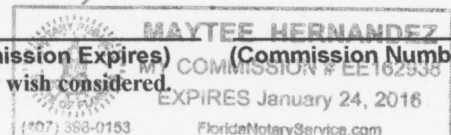
Signature of Owner: Mark Stanley(Print name & Title here): Mark Stanley PresBEFORE ME, personally appeared Mark Stanley this 5 day of December, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.WITNESS my hand and seal in the County and State last aforesaid this 5 day of December, 2014 A.D.Signature of Notary Public: Maytee Hernandez(Print, Type name here: Maytee Hernandez)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
ID.	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
P.B.	PLAT BOOK
EL.	ELEVATION
INV. EL.	INVERT ELEVATION
RM. EL.	RM. ELEVATION
-OHW-	OVERHEAD WIRES
TRAV. PT.	TRAVERSE POINT
(P)	DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(C)	CALCULATED
(R)	DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
TR 583	TREE NUMBER 583
C1	CURVE NO. 1 (SEE CURVE TABLE)
F.F.E.	FINISHED FLOOR ELEVATION
C	CENTERLINE
NOVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
D.I.P.	DUCTILE IRON PIPE
C.M.P.	CORRUGATED METAL PIPE
	CONCRETE POWER POLE
	METAL BOLLARD
	WIRE PULL BOX
	SIGN
	CATCH BASIN
	WATER METER
	WOOD POWER POLE
	GAS VALVE
	STORM DRAIN MANHOLE
	VIEW 1
	BREAK IN LINE SCALE
	SURFACE ELEVATION
	FOUND NAIL & DISC, STAMPED L.B. 7551 UNLESS OTHERWISE SPECIFIED

CURVE TABLE (R)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
CT	49.24'	37.50'	89°34'55"

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST	HEIGHT	CANOPY	TOTAL HEIGHT
583	BLACK OLIVE	8"	20'	20'	20'
584	BLACK OLIVE	8"	20'	20'	20'
585	OAK	8"	20'	20'	20'
586	BRAZILIAN PEPPER	8"	25'	20'	20'
587	BRAZILIAN PEPPER	8"	25'	20'	20'
588	BRAZILIAN PEPPER	8"	25'	20'	20'
589	BRAZILIAN PEPPER	8"	25'	20'	20'
590	BRAZILIAN PEPPER	8"	25'	20'	20'

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.90°00'00"E, ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 183rd STREET (STATE ROAD NO. 860).
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0128 L, COMMUNITY NUMBER 120345, CITY OF MIAMI GARDEN, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS, OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
7. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
8. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
9. THE PROPERTY SHOWN HEREON CONTAINS 0.61 ACRES (26,400 SQUARE FEET), MORE OR LESS.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "N-817" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOVD 29). THE MARK IS A PK NAIL AND ALUMINUM WASHER SET IN CONCRETE PAD OF AN ALUMINUM LIGHT POLE AND IS LOCATED 59 FEET SOUTH OF THE CENTERLINE OF N.W. 183rd STREET AND 17 FEET WEST OF THE CENTERLINE OF N.W. 17th AVENUE. ELEVATION=8.10'.
12. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 8 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
16. MIAMI-DADE FLOOD CRITERIA: 48.5' (NOVD 29), AS SHOWN IN THE AMENDED PLAT OF FLOOD - CRITERIA MAP, PLAT BOOK 120, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF MIAMI GARDENS NEIGHBORHOOD COMMERCIAL DISTRICT (NC).

SETBACKS REQUIREMENTS:

PRINCIPAL BUILDING SETBACKS AND SPACING:
FRONT SETBACK: 10 FEET MINIMUM.
REAR SETBACK: 10 FEET MINIMUM.
INTERIOR SIDE SETBACK: 25 FEET (WHERE ABUTTING RESIDENTIAL USE), 10 FEET FROM NONRESIDENTIAL.
SIDE STREET SETBACK: 15 FEET MINIMUM.
REAR SETBACK ABUTTING NONRESIDENTIAL, NON-INDUSTRIAL ZONING DISTRICT: NOT APPLICABLE.
REAR SETBACK ABUTTING RESIDENTIALLY ZONED LOT: 25 FEET MINIMUM.
REAR SETBACK SEPARATED FORM RESIDENTIALLY ZONED LOT BY STREET, ALLEY OR OTHER RIGHT OF WAY: 25 FEET MINIMUM.
SPACING BETWEEN BUILDINGS: 10 FEET MINIMUM.
ACCESSORY BUILDING SETBACKS AND SPACING:
FRONT SETBACK: NOT PERMITTED IN FRONT YARD.
REAR SETBACK: 10 FEET MINIMUM.
INTERIOR SIDE SETBACK: 10 FEET MINIMUM.
SIDE STREET SETBACK: 10 FEET MINIMUM.
REAR SETBACK ABUTTING RESIDENTIALLY ZONED LOT: 25 FEET MINIMUM.
REAR SETBACK SEPARATED FORM RESIDENTIALLY ZONED LOT BY STREET, ALLEY OR OTHER RIGHT OF WAY: 25 FEET MINIMUM.
SPACING BETWEEN BUILDINGS: 10 FEET MINIMUM.
THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI GARDENS CODE OF ORDINANCE. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF MIAMI GARDENS PLANNING AND ZONING DEPARTMENT AT (305) 622-8023.

WAIVER OF PLAT

SECTION 10, TOWNSHIP 52 SOUTH, RANGE 41 EAST

MIAMI-DADE COUNTY, FLORIDA



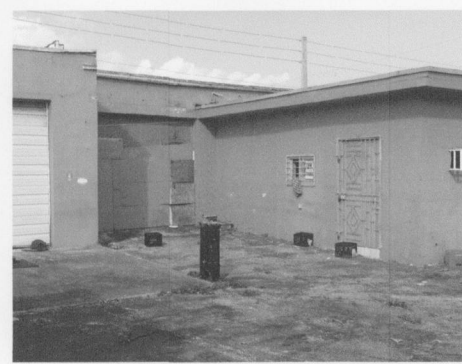
VIEW 1
NOT TO SCALE



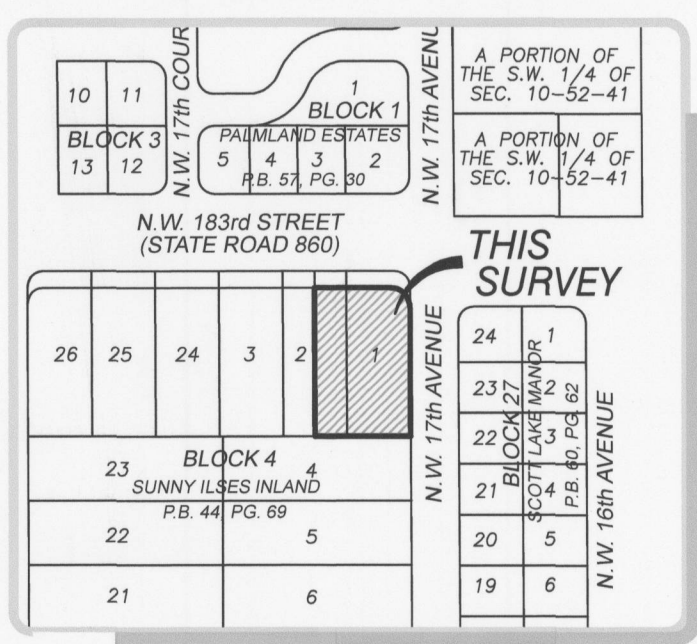
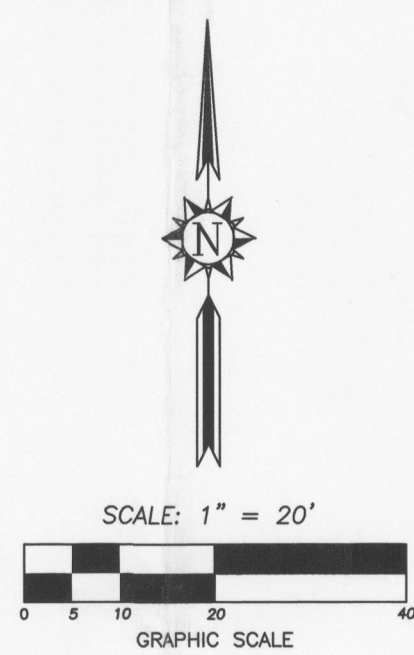
VIEW 2
NOT TO SCALE



VIEW 3
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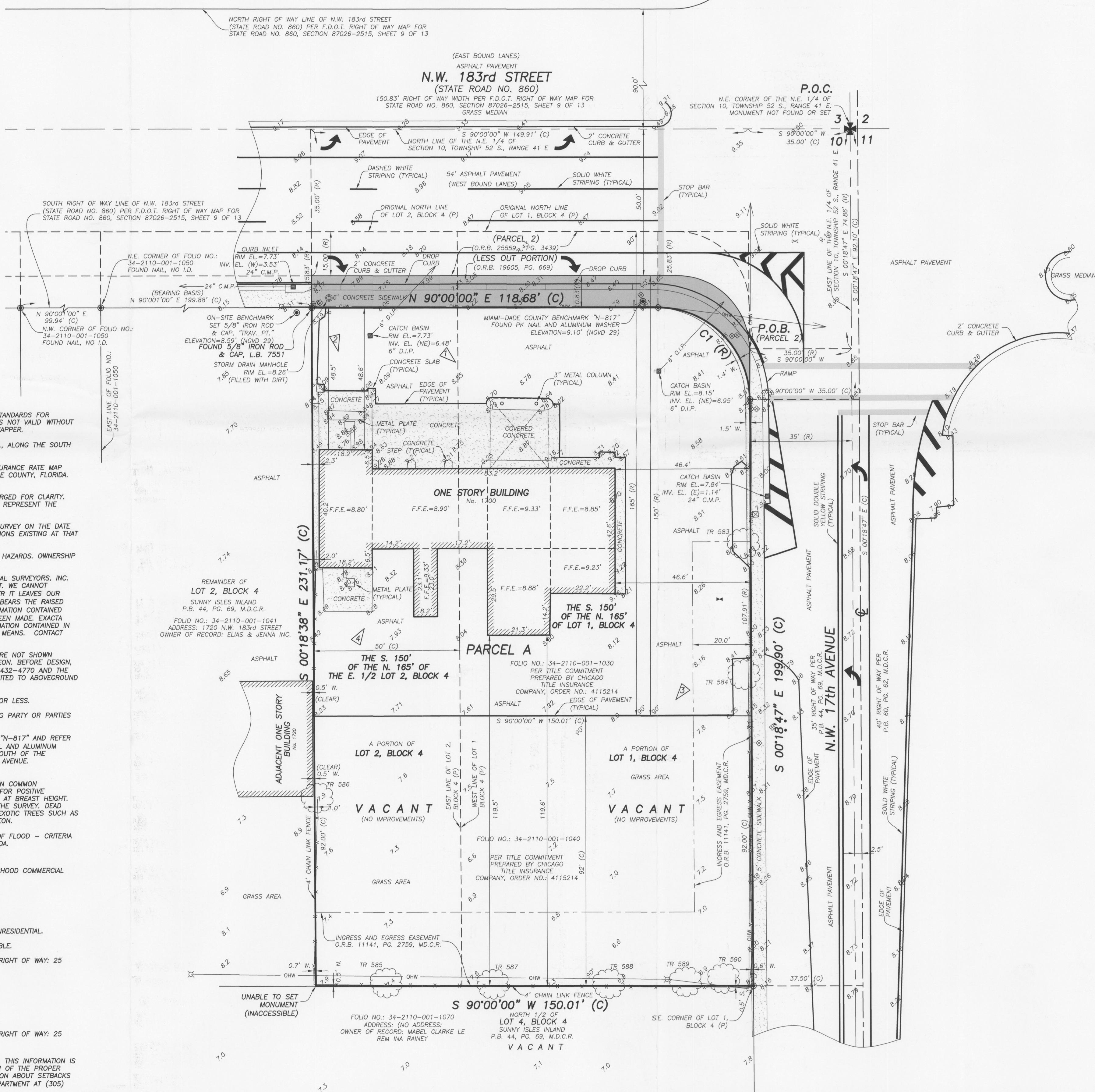


VIEW 4
NOT TO SCALE



LOCATION MAP

SECTION 10, TOWNSHIP 52 SOUTH, RANGE 41 EAST
SCALE: 1"=300'



SPECIAL NOTE:

THE PROPOSED BUILDING WILL BE RETAIL AND WILL CONTAIN 8,320 SQUARE FEET. THE INFORMATION SHOWN ABOVE WAS PROVIDED BY THE CLIENT.

PARENT TRACT LEGAL DESCRIPTION:

LOT 1 AND THE EAST 1/2 OF LOT 2, BLOCK 4 OF SUNNY ISLES INLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL A LEGAL DESCRIPTION:

LOT 1 AND THE EAST 1/2 OF LOT 2, BLOCK 4 OF SUNNY ISLES INLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

THAT PART THEREFROM, IF ANY, INCLUDED WITHIN THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF BLOCK 4 OF SUNNY ISLES INLAND, AS RECORDED IN PLAT BOOK 44, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND RUN SOUTH 00 DEG.18'47" EAST ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 FOR 74.88 FEET;

THENCE RUN WEST PARALLEL TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 FOR 35 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST LINE OF BLOCK 4 OF SAID PLAT OF SUNNY ISLES INLAND;

THENCE RUN NORTH 00 DEG.18'47" WEST ALONG THE SAID EAST LINE OF BLOCK 4 FOR 15.00 FEET TO A POINT OF CURVATURE;

THENCE RUN NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89 DEG.41'13" FOR AN ARC DISTANCE OF 39.13 FEET TO A POINT OF TANGENCY;

THENCE RUN DUE WEST ALONG THE NORTH LINE OF THE AFOREMENTIONED BLOCK 4 FOR 549.66 FEET TO A POINT OF CURVATURE;

THENCE RUN SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90 DEG.13'08" FOR AN ARC DISTANCE OF 39.37 FEET TO A POINT OF TANGENCY;

THENCE RUN SOUTH 00 DEG.13'08" EAST ALONG THE WEST LINE OF THE AFOREMENTIONED BLOCK 4 FOR 15.00 FEET TO A POINT OF CURVATURE;

THENCE RUN NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90 DEG.13'08" FOR AN ARC DISTANCE OF 39.37 FEET TO A POINT OF TANGENCY;

THENCE RUN DUE EAST ALONG A LINE 15 FEET SOUTH OF AND PARALLEL TO THE AFOREMENTIONED NORTH LINE OF BLOCK 4 FOR 549.66 FEET TO A POINT OF CURVATURE;

THENCE RUN SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89 DEG.41'13" FOR AN ARC DISTANCE OF 39.13 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THAT PORTION THEREOF SET FORTH IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 19605, PAGE 669, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

MIAMI GARDENS PROFESSIONAL CAR CARE, INC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 8080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exacta.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF LOTS 1 & 2, BLOCK 4
SUNNY ISLES INLAND
PLAT BOOK 44, PAGE 69, M.D.C.R.
SECTION 10, TOWNSHIP 52 SOUTH, RANGE 41 EAST
1700 N.W. 183rd STREET, MIAMI GARDENS, FL 33056

MIAMI GARDENS
CLIENT: PROFESSIONAL CAR CARE

DATE: 04/16/14

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 01/28/14

REVISIONS

01 BOUNDARY AND TOPOGRAPHIC SURVEY 01/28/14
02 WAIVER OF PLAT 04/16/14
03 UPDATE SURVEY 07/14/14

JOB NO.

FL1401-1277-01

SHEET NO.

01

OF

01